

**DRAFT COPY**  
**ORDINANCE 04-12**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE #04-09,  
OF THE TOWN OF NOLENSVILLE, TENNESSEE**

WHEREAS, the Town of Nolensville enacted Zoning Ordinance 04-09 in 2004. Prior to the enactment of 04-09, the Town enacted Ordinance #98-22 in 1998 which amended the initial zoning ordinance of the Town of Nolensville. Subsequent amendments have been enacted prior to the enactment of Ordinance 04-09; and

WHEREAS, The Town of Nolensville Planning Commission met on May 13, June 8, and July 8, 2004; and

WHEREAS, The Town of Nolensville Planning Commission approved various amendments to Zoning Ordinance #04-09; and

WHEREAS, the Town of Nolensville Planning Commission has recommended the amendments to the Nolensville Board of Mayor and Aldermen,

NOW, THEREFORE BE IT ORDAINED BY THE BOARD AND MAYOR AND ALDERMAN, that Zoning Ordinance 04-09 of the Town of Nolensville is amended by revising said ordinance as follows:

Temporary Sign Standards

Section 1.10.2 - Types

1. Off-premises or on-premises special event signs such as those to promote non-profit organizations or those with direct benefit to the community.
7. Agricultural product signs.

Section 1.10.3 Area, Height and Location

- C. Location.** No temporary sign shall be located as to obstruct or impair driver vision at business ingress-egress points and at intersections. Residential real estate signs shall be located no closer than six (6) feet from edge of curb. ***Temporary signs used for a planned development business shall be attached to the store front, side wall, or a corner unit. Any off-site signage crossing Nolensville Road must receive approval from the Tennessee Department of Transportation.***

Section 1.10.4 Time Limits

- G. Temporary agricultural signs shall be permitted during normal seasonal duration.
- H. Business shall be able to use a temporary sign to advertise services or products for 14 days each quarter of the year.
- I. The limit of number of temporary signs on a property shall be two.

### Section 2.2.3 Procedure

All residential dwelling units are required to have two off street parking spaces.

<b>District</b>	<b>Density</b>	<b>Density Bonus</b>	<b>Open Space</b>	<b>Estimated Right of Way/ Easements</b>	<b>Min. Lot Width</b>	<b>Unit Count (based On 100 acre site)</b>
<b>SR base zone</b>	<b>1.8</b>	<b>N/A</b>	<b>10%</b>	<b>15%</b>	<b>90'</b>	<b>163 units</b>
<b>OSD option Min</b>	<b>1.8</b>	<b>N/A</b>	<b>28%</b>	<b>15%</b>	<b>65'</b>	<b>180 units</b>

Density Bonus for an OSD shall be zero (0).

### General Requirements:

- F.) Proposed lots adjacent to or abutting an existing development shall be equal to or greater than the minimum lot size of the base zone.
- G.) Average lot size will be calculated to include all lots, with the average lot size to be 14,000 ft. 25% of the lots may be reduced to minimum of 10,000 ft<sup>2</sup>.
- H.) Lots shall have a minimum lot width of 90' at the buildings set back, 25% of the lot's widths at the set backs may be reduced to 65'.
- I.) Up to 30% of lots may have front entry garages.
- J.) A minimum of 28% open space.
- K.) The Density Bonus is Zero.

### Add to Section 5.5.1 General Standards

#### K.-8 Permitted Uses and Improvements

- 4. Only permitted residential uses are allowed under this provision.

Filling may be performed after approval by the Mayor and/or his designee and the issuance of a building permit and/or grading permit, which outlines the conditions of approval. Building construction may begin only after the developer's engineer **certifies compliance with the approved plan.**

#### **Section 5.5.1 General Standards**

##### **N. Installation of Fill Materials.**

**4. All fill areas shall** comply with Section 5.5.1 (O) Floodways, 5.5.1 (P) Floodway Fringe Alterations and 5.5.1 (Q) Buffers (*Ord.-00-05*).

SECTION 2. The provisions contained herein shall be incorporated in the zoning ordinance #04-09, as amended, which ordinance shall now be designated as ordinance #04-12. The adoption of this ordinance is the adoption of the entire zoning ordinance as modified and amended by this ordinance and the Zoning Ordinance shall hereinafter be referred to as ordinance #04-12.

SECTION 3. The Mayor and Board of Alderman of the Town of Nolensville, Tennessee, hereby certify that these Amendments have been submitted by the Planning Commission of the Town of Nolensville, and a notice of hearing thereof has been ordered after at least twenty-one (21) days notice of the time and place of said meeting has been published in a newspaper circulated in the Town of Nolensville, Tennessee. This Ordinance shall take effect twenty-one (21) days from the date of its final passage, the public welfare demanding it.

\_\_\_\_\_  
Charles F. Knapper, Mayor

Attest: \_\_\_\_\_  
Town Recorder

Approved by: \_\_\_\_\_  
Town Attorney

Passed 1<sup>st</sup> Reading: \_\_\_\_\_

Passed 2<sup>nd</sup> Reading: \_\_\_\_\_